COMM SE COR OF NE1/4 OF SE1/4, W
POB, CONT W 186.95 FT, N 466.51
466.70 FT TO POB.

WARREN SHANICE/WARREN LISA
935 NW JOSEPHINE ST
LAKE CITY, FL 32055

2026

31-2S-17-04814-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

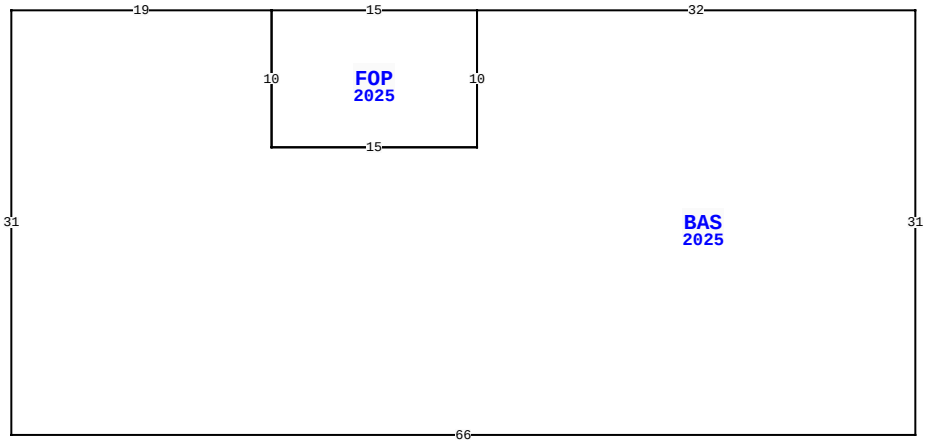
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	31217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	2025	1,896	217,844
FOP	150	35	2025	52	5,974
TOTALS	2,046			1,948	223,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,948	115.0000	118.45	230,741	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 0% - 2025 Heated Area: 1896 HX Base Yr



935 NW JOSEPHINE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	223,819
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	244,819
SOH/AGL Deduction	0
ASSESSED VALUE	244,819
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,819
TOTAL JUST VALUE	244,819
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1537/2280	4/11/2025	QC	U	V	11	100

GRANTOR: MAXWELL BILLY J

GRANTEE: WARREN SHANICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=70,19] W32 S10 W15 N10 W19 S31 E66 N31 $
FOP=[YR=2025;ORIG=23,19] E15 S10 W15 N10 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	14,000							

REVIEW DATE 06/05/2025 BY RP Total Acres: 2.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/19/2025 BY SYS